



Town of Amherst, New Hampshire
Office of Community Development
Building · Code Enforcement · Planning · Zoning · Economic Development

STAFF REPORT

CASE #:	PZ19810-111324
MEETING DATE:	January 23, 2026
CREATED BY:	Gloria Norcross, Town Planner
ZONING DISTRICT:	Residential Rural (RR) with Aquifer Conservation & Wellhead Protection District (ACWPD), Wetland & Watershed Conservation District (WWCD) and Flood Plain Conservation District Overlays
APPLICATION DESIGNATION:	Subdivision Final Approval
PLAN TITLE and DATE:	Jacobson Farm, Subdivision Plan Land Of: Robert H. Jacobson Rev. Trust, Prepared For: TransFarmations, Inc., Tax Map 5 Lots 100 & 148 – Amherst, New Hampshire November 4, 2024, rev. October 15, 2025
PROPERTY OWNER:	Robert H. Jacobson Revocable Trust, Laurie Stevens (Trustee)
APPLICANT/AGENT:	Samuel Foisie, P.E. Meridian Land Services, Inc.
MAP/LOT:	Map 5 Lots 100 & 148
LOT SIZE:	Map 5 Lot 100 = 83.71 acres Map 5 Lot 148 = 36 acres
ROAD FRONTAGE:	Christian Hill Road
LOCATION OF PROPERTY:	17 Christian Hill Road

Project Overview:

- The applicant is seeking approval of a Planned Residential Development Subdivision for Map 5 Lots 100 & 148.

Recent Correspondence and New Materials:

- Received during the December 11 meeting:
 - Gandia abutter stances exhibit
 - Gandia letter of opposition, December 11, 2025
- Conservation easement & paddock area exhibit, December 10, 2025
- Gandia follow-up letter, December 16, 2025
- Baker letter regarding CUP expiration, January 2, 2026
- Baker letter regarding additional issues, January 2, 2026
- Landscape plan, January 16, 2026, prepared by Jennifer Martel, ASLA, PLA (NH License #000155)
- Gandia letter, January 22, 2026
- Letters:
 - Katherine McCoy, December 11, 2025
 - Tom Quinn, January 16, 2026

Waiver Requests:

- Part 3 – Roads and Utilities Standards
 - Applicant has requested a waiver to Table 3-1 Table of Geometric Roadway Design Standards for Streets and the “Two-Way Cul De Sac” detail. **Board to discuss.**
 - See memo from Eric Slosek, DPW Director, July 30, 2025.
 - See memo from Kevin Hevey, Interim Fire Chief, August 27, 2025.
- Part 3 – Roads and Utilities Standards, Section 302.5 Design Requirements for Intersections of Streets
 - Applicant has requested a waiver from Section 302.5.B.1. **Board to discuss.**
 - See memo from Eric Slosek, DPW Director, July 30, 2025.
 - See memo from Kevin Hevey, Interim Fire Chief, August 27, 2025.

Refer to:

- Section 202.3 of the Amherst Subdivision Regulations
- Section 311 of the Amherst Roads and Utility Standards
- RSA 674:44. III. (e)

Suggested language for a motion:

- “I move to grant the waiver requested to Section XX of the Roads and Utility Standards as the Board has determined that strict conformity with the requirement would post an unnecessary hardship to the applicant because _____ and the waiver will not be contrary to the spirit and intent of the regulations.” **OR**
- “I move to grant the waiver requested to Section XX of the Roads and Utility Standards as the Board has determined that specific circumstances relative to the site plan, or conditions of the land in such site plan, namely _____, indicate the waiver will properly carry out the spirit and intent of the regulations.”

Background & Chronology:

- The original Conditional Use Permit application for this property was submitted on August 5, 2019, and denied on December 4, 2019.
- Following the denial of the original application, a new design review application was submitted on December 13, 2019.
- The final application was submitted on March 2, 2020. On May 20, 2020, the Planning Board determined that the final application was not materially different from the 2019 application.
- The applicant appealed the Planning Board’s decisions in both the first and second applications. Ultimately, the NH Supreme Court remanded the second application back to the Planning Board.
- On March 1, 2023, the Planning Board heard the Design Review application.
- On April 19, 2023, the Planning Board heard the Final CUP application. The Board determined that a site walk was needed. This was held on May 9, 2023. The hearing was continued to June 7, 2023, and then to August 2, 2023.

- The application was continued from August 2, 2023, until September 6, 2023, where the Conditional Use Permit was approved conditionally “for a maximum of 39 units which may be subject to reduction during any required subdivision/site plan review process and the details that may be determined with regard to such things as, but not limited to, road design and construction, drainage constraints, septic capabilities, and water resources.”
- The applicant submitted the final subdivision approval application on November 4, 2024.
- The application was determined to be complete on December 4, 2024. It was continued to February 19, 2025, to March 19, to May 7, to June 18, to August 6, to September 3, and then to November 5.
- After reaching the maximum capacity of the meeting room on November 5, the Board voted to continue the hearing to November 18 in order to utilize the Souhegan High School space. The hearing was continued to December 11, and then to tonight’s meeting.

Application Completeness

- The application was accepted as complete at the December 4, 2024, meeting.

Regional Impact:

- At the November 20, 2024, meeting, the Planning Board determined that this application presented regional impact. Notice of the December 4, 2024, hearing was sent to the towns of Mont Vernon and Milford and the Nashua Regional Planning Commission. See the Town of Milford’s indication of no impact, dated December 4, 2024.

Plan Review:

- See letter issued from Steve Keach, PE, dated November 11, 2025.

Departmental Comments:

- Departmental Comments were requested by email dated November 5, 2024.
- See the following emails/letters, attached:
 - Conservation Commission – November 17, 2024
 - Bicycle and Pedestrian Advisory Committee – February 23, 2023; April 4, 2023; January 14, 2024; June 15, 2025; December 11, 2025
 - Amherst Fire Rescue – November 26, 2024, August 27, 2025
 - Department of Public Works – June 10, 2025, July 30, 2025
 - Heritage Commission – February 24, 2023; April 15, 2023 (These letters are response to an earlier application submission, added to this record up on request from the Heritage Commission); Email August 27, 2025
 - Police Department – November 5, 2025
 - SAU39 – November 12, 2025

Planning Board Option(s):

- The Board could consider granting a continuance to a future meeting. **Any further continuation will require agreement to extend the deadlines for Board action.**

NOTE:

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Please be aware that the staff report does not represent any opinion of the Planning Board as to the acceptability of the plans; it is only to verify that the standard details and issues are addressed in some manner for the Board to consider. There may, therefore, be items discussed at the hearing that have not been mentioned as part of the staff report or that are in direct contradiction to information contained herein.

GN/
1/16/26, 1/23/26

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